

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

2 Foam St, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between \$925,000 & \$1,015,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$603,000

\*House x

\*Unit

Suburb or locality Ocean Grove

Period - From 21.12.17

to 28.12.17

Source Realestate.com

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 153 The Avenue, Ocean Grove	\$973,500	01.03.16
2. 13 Rainbow Crt, Ocean Grove	\$1,045,000	23.12.16
3. 29 Ocean Throughway, Ocean Grove	\$1,020,000	06.05.17

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.